



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION MEETING

February 6, 2012  
1201-DP-01 / 1201-SIT-01  
Exhibit 1

**Petition Number:** 1201-DP-01 & 1201-SIT-01

**Subject Site Address:** 1021 Kendall Court

**Petitioner:** Interbody, Inc.

**Representative:** Victor Reyes (Roger Ward Engineering)

**Request:** Interbody, Inc. requests a Development Plan Review and a Site Plan Review for a new facility on approximately 1 acre in the Enclosed Industrial District.

**Current Zoning:** Enclosed Industrial (EI)

**Current Land Use:** Vacant

**Approximate Acreage:** 1 acre

**Zoning History:** (88-V-27) - Blanket variances to allow for the development of what is now Westfield Business Park.

(1005-VU-01) – Establishes Automobile Service, Repair and Storage as a permitted use within the US 31 Overlay District with the following condition:

The area of the property to be utilized as an outdoor vehicle storage area is fully enclosed using opaque materials and its perimeter screened by plant materials at a rate of 1 evergreen tree per 40 feet and 3 evergreen shrubs per 40 feet.

**Exhibits:** Exhibit 1 – Staff Report

Exhibit 2 – Aerial Location

Exhibit 3 – TAC Letters

Exhibit 4 – Petitioner’s Plans

**Staff Reviewer:** Andrew P. Murray

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### **Procedural**

- Technical Advisory Committee (the “TAC”) Meeting 12/20/2011
  - This petition appeared before the TAC on December 20, 2011.
- Advisory Plan Commission (the “APC”) Notice Deadline 12/23/2011
  - Public notifications of the January 3, 2012 public hearing were provided in accordance with the APC Rules of Procedure.
- APC First Meeting (Public Hearing) 01/03/2012
  - Development Plan Reviews require a public hearing.
- APC Second Meeting (Adoption Consideration) 02/06/2012

### **Project Overview**

#### **Project Location**

The subject property is one (1) acre located in Westfield Business Park at 1021 Kendall Court (the “Property”). The Property is currently zoned Enclosed Industrial District (EI) and has two variances running to the Property (see above Zoning History).

#### **Project Description**

The proposal includes an 8,750 square-foot building that will be the new location of Interbody, Inc. (the “Petitioner”). The Petitioner’s current site is located at the northwest corner of State Road 32 and U.S. Highway 31 and will be displaced by the U.S. 31 Major Moves Project. The proposed development includes an outdoor storage area for cars to the rear of the structure, which will comply with restrictions set forth in variance of use 1005-VU-01. The primary building materials are split face concrete block and metal siding.

### **Development Plan Review (WC 16.04.165, C)**

#### **1. Zoning District Standards**

Enclosed Industrial (WC 16.04.060)

A. Performance Standards – Compliant

B1. Permitted Use

Automobile service, repair and storage facility – Compliant per 1005-VU-01



B2. Special Exceptions – Not applicable to this Petition

B3. Minimum Tract Requirement – 3 acres

1 acre – Compliant per 88-V-27

B4. Lot Frontage on Road – Not less than 70 feet

175' – Compliant

B5. Minimum Setback Lines – Front (min. 40'), Side (min. 20'), Rear (min. 20')

68' Front – Compliant

25' Side – Compliant

112' Rear – Compliant

B6. Maximum Building Height – 60'

17' – Compliant

B7. Minimum Gross Ground Level Space – None

B8. Parking - Compliant

B9. Loading and Unloading Berths - Not Applicable to this Petition

## **2. Overlay District Standards**

S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) – Compliant per 1005-VU-01

## **3. Subdivision Control Ordinance**

The Subdivision Control Ordinance is not applicable to business or industrial development (WC 16.04.010, R).

## **4. Development Plan Review (WC 16.04.165)**

D4a. Site Access and Site Circulation

1. Access Locations



Site access location is not affected - Compliant

2. Safe and Efficient movement to and from site

Vehicular access not affected. Sidewalk at the north end of the lot is proposed to provide interconnectivity within Kendall Court - Compliant

3. Safe and Efficient movement in and around site

The proposed structure does not impact the current circulation patterns – Compliant

D4b. Landscaping (WC 16.06.010)

WC 16.06.040

E. Line of Sight - Compliant

I. Trash and Loading Facilities – Compliant

J. Heating and Cooling Facilities – Compliant

WC 16.06.050 On-site Requirements – Compliant

Evergreen/Ornamental Trees – 10

Shade Trees – 5

Shrubs – 42

WC 16.06.060 Buffer Yard Requirements – Not applicable to this Petition

WC 16.06.070 Parking Area Landscaping

A. Interior Landscaping - Compliant

B. Perimeter Parking Lot Landscaping – Not Applicable to this Petition

D4c. Lighting – Compliant

D4d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.



#### D4e. Building Orientation

1. Finished façade visible from public street or adjoining Residential District

Split face CMU and metal siding - Compliant

2. Loading Spaces/Loading Docks – Not Applicable to this Petition
3. Outside storage – per 1005-VU-01 - Compliant
4. Mechanical equipment – Compliant

#### D4f. Building Materials

1. Brick or Masonry Material

Split face concrete block – Compliant

2. Façade must be supplemented with multiple colors, multiple textures or architectural elements.

Split face concrete block and metal siding - Compliant

3. Masonry material is at least 60% of façade facing public right-of-way – Compliant

### 5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the property as Business Park (p. 23). The proposed project is a part of the existing Westfield Business Park, which is an appropriate land use that follows the recommended policies for business parks (p. 56-58, 2007 Comprehensive Plan).

### 6. Street and Highway Access

The proposed structure does not require new access points. All existing access points are unchanged.

### 7. Street and Highway Capacity

There is sufficient capacity to safely and efficiently accept traffic through adjacent roads and highways of the proposed site.



## **8. Utility Capacity**

There is sufficient capacity and availability of utilities to accommodate the site.

## **9. Traffic Circulation Compatibility**

The proposed structure will not change the traffic patterns within the business park.

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### **Public Policy**

#### **Comprehensive Plan**

See Comprehensive Plan discussion above under "Development Plan Review (WC 16.04.165)".

#### **Westfield Thoroughfare Plan**

The Westfield-Washington Township Thoroughfare Plan (the "Thoroughfare Plan") roadway classification map identifies Westfield Park Road and Kendall Court as "Local" roadways. Local roadway standards are covered by the City of Westfield construction standards.

#### **Park and Recreation Master Plan**

The Westfield Parks and Recreation Master Plan focused on the build-out and development of the community's parks and trails. The property is not adjacent to a park or trail.

#### **Water and Sewer**

The Property is currently served by water and sewer.

#### **Annexation**

The Property is within the corporate boundaries of the City of Westfield.

#### **Well-Head Protection – Ord. 05-31**

The Property is not within a well-head protection area.

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**Staff Comments**

The submitted plans for 1201-DP-01 & 1201-SIT-01 are fully compliant with the Westfield-Washington Township Zoning Ordinance.

Staff recommends approving the petition with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office

If any APC member has questions prior to the meeting, then please contact Andrew Murray at 379-9080 or [amurray@westfield.in.gov](mailto:amurray@westfield.in.gov).